



**THE CORPORATION OF THE
TOWNSHIP OF SEGUIN**

**NOTICE OF PASSING OF A
ZONING BY-LAW AMENDMENT**

TAKE NOTICE THAT the Council for The Corporation of the Township of Seguin passed the following by-law to amend Zoning By-law 2006-125, as amended, under Section 34 of the Planning Act, R.S.O. 1990, c. P.13.

Application File No. R-2026-0004-F

By-law No. 2026-047 **Passed:** July 20, 2026

Owner: HALL HOMES (THE NEST) INC

Agent: Tim Cane, SGL Planning & Design Inc.

Subject Lands: PT LT 142-143 CON B FOLEY AS IN RO65800; S/T RO15701; SEGUIN

Roll No. 4903-030-011-01200

THE PURPOSE AND EFFECT of the Zoning By-law Amendment is to replace higher-density development (five-plexes) with single-detached dwellings and amend the existing R2-135, R2-136, and EP zones to:

- For the lots along Hunter Drive (R2-136 on the sketch):
 - Require a minimum area of 0.4 ha, a minimum frontage of 35 m, a minimum front yard and exterior side yard of 10 m, and a minimum interior side yard of 5 m.
- For the interior lots (R2-135 on the sketch):
 - A maximum of 174 dwelling units are permitted.
 - A maximum of 26 secondary dwelling units are permitted.
 - Lots with single-detached structures have a reduced minimum lot size from 3,200 sq metres to 1,500 sq metres.
 - Reduce the minimum frontage to 6 metres for a limited number of flag-shaped lots. Most frontages will typically be between 24 metres and 32 metres. The current zoning requires minimum frontages of 15 metres or 30 metres. The minimum frontage for non-flag lots will be 15 metres to account for corner lots.
- Rezone portions of the EP Zone in accordance with the recommendations of the Environmental Report.
- Require tertiary septic systems.

Please refer to the next page of this Notice for a key map showing the land to which the zoning by-law would apply.

All written and oral public input was taken into consideration when the merits of this Planning Act application was determined with appropriate measures being included as conditions of approval where required as part of the decision of the approval authority.

If applicable, the last date for filing a notice of appeal of the by-law is August 17, 2026.

Take notice that an appeal to the Ontario Land Tribunal may be made by filing a notice of appeal with the Clerk either via the Ontario Land Tribunal e-file service (first-time users will need

to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting Seguin Township as the Approval Authority or by email to info@seguin.ca or by mail to 5 Humphrey Drive, Seguin ON, P2A 2W8 no later than 4:30 p.m. on **the 17th day of August, 2026**. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The notice of appeal must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal. The fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario.

No person or public body shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

This application was processed concurrently with CON-2026-0001-F.

For additional information, please visit the Township website www.seguin.ca or contact the Planning Dept, Phone: (705) 732-4300 or (877) 4SEGUIN (473-4846), Fax: (705) 732-6347, E-Mail: planning@seguin.ca.

Dated at the Township of Seguin this **28th day of July, 2026**.

Craig Jeffery, Clerk,
Township of Seguin
5 Humphrey Drive,
Seguin, Ontario.
P2A 2W8

Appendix I



Hunter Dr / Oastler Dr

Township of Sequin



Map is for illustrative purposes only and should not be used for navigation. The information used is compiled from numerous sources and may not be complete or accurate. The Township of Seguin is not responsible for an errors, omission or deficiencies with the information.

- | | | | |
|--|---------------------|--|---------------------|
| | C3-38(H) | | R2-136(H) to R2-136 |
| | C3-38(H) to R2-135 | | EP to R2-136 |
| | R2-135(H) to R2-135 | | EP |
| | R2-135(H) to OS1 | | EP to R2-135 |
| | EP to R2-135 | | EP to R2-136 |
| | R2-136(H) to OS1 | | R2-136(H) to R2-136 |

Amendment to Table 6.4 of Sections 6.4 – Residential Zone – Exceptions:

Column 1 Exception Number	Column 2 Additional Permitted Uses	Column 3 Only Uses Permitted	Column 4 Uses Prohibited	Column 5 Special Zone Requirements	Column 6 Other Special Provisions
R2-135	Dwelling, Secondary Dwelling, Semi-detached Dwelling, Detached Temporary Employee Accommodation		Conventional Class 4 sewage system	- In lieu of the corresponding provisions in the R2 Zone, the following shall apply as they relate to lands subject to this by-law exception (where there is conflict between the provisions of the Township's Comprehensive Zoning By-law and the provisions of the R2-135 provisions, the latter prevails): a) Based on servicing limits, the total number of residential units in the R2-135 Zone shall not exceed 174 units, and the number of Dwelling, Secondary units shall not exceed 26. b) Secondary Dwelling Units shall only be permitted on Lots 61-86, as shown on Schedule "C" to By-law 2026-047. All Secondary Units shall be accessed either by a right-of-way or from the lot which they are situated. c) Up to a maximum of ten (10) model homes shall be permitted on lands with draft plan approval and a Model Home and a Pre-Servicing or similar agreement has been executed with the Township. d) Section 6.3 (3) does not apply. e) All lots will be required to meet the provisions of the R2 Zone and Table 6.2, save and except: i. Lots containing Dwelling Detached units will be permitted to have a minimum Lot Area of 1500 sqm and a minimum Lot Frontage of	Notwithstanding any other provision of this By-law, no dwelling shall be erected and no private sewage system shall be installed on lands within the subdivision unless the sewage system is designed, approved, constructed, operated, and maintained in accordance with the approved hydrogeological and private servicing reports, the Township's peer review recommendations, and any approved monitoring or mitigation program. Conventional Class 4 sewage systems shall be prohibited where such systems would not satisfy the nitrate loading, treatment performance, lot sizing, or groundwater protection assumptions relied upon in support of draft approval.

Column 1 Exception Number	Column 2 Additional Permitted Uses	Column 3 Only Uses Permitted	Column 4 Uses Prohibited	Column 5 Special Zone Requirements	Column 6 Other Special Provisions
				15 m. Flag lots shall be permitted a minimum lot frontage of 6 m. For the purposes of the R2-135 zone, a Flag Lot is: "Flag Shaped Lot means a lot where the lot frontage on a public street is provided by a narrow access corridor (known as the pole) that is significantly less in width than the main body of the lot and shall not have a frontage less than 6.0 metres. For the purposes of this By-law, the "pole" portion of a flag lot shall be used solely for access and servicing and shall not be considered part of the required lot frontage for the purpose of determining yard setbacks, lot width, or building envelope, unless otherwise specified." ii. Dwelling Semi-detached units shall only be permitted on Lots 67-82, as shown on Schedule "C" to By-law 2026-047. Dwelling Semi-detached shall be permitted to have a minimum Lot Area of 1500 sq m per individual Dwelling Semi-detached Unit and a Minimum Lot Frontage of 15 m per individual Dwelling Semi-detached Unit . Notwithstanding any other provision of Section 4.31 Temporary Accommodation, Temporary Employee Accommodation is permitted in the R2-135 Zone to a maximum of 18 months from when the first building permit is issued. "Temporary Accommodation, Temporary Employee Accommodation" shall mean up to five (5) Vehicular Trailers containing temporary sleeping accommodation for employees during construction in up to 5 bedrooms per unit in conjunction with washroom facilities contained in the same trailer or a separate trailer on-site.	

Column 1 Exception Number	Column 2 Additional Permitted Uses	Column 3 Only Uses Permitted	Column 4 Uses Prohibited	Column 5 Special Zone Requirements	Column 6 Other Special Provisions
				A Level 4 Treatment System (tertiary sewage treatment system) shall be required.	
R2-136	Dwelling, Detached		Conventional Class 4 sewage system	Despite Section 4.2.2 b) iv): - A secondary dwelling unit shall only be permitted in an accessory building or the primary dwelling where the lot area is at least 0.4 hectares. Despite Section 6.3, Table 6.2, the following requirements apply: - Lot Area (minimum) 0.4 ha - Lot Frontage (minimum) 35 m - Front Yard (Minimum) 10 m - Exterior Side Yard (Minimum) 10 m - Interior Side Yard (Minimum) 5 m A Level 4 Treatment System (tertiary sewage treatment system) shall be required.	Notwithstanding any other provision of this By-law, no dwelling shall be erected and no private sewage system shall be installed on lands within the subdivision unless the sewage system is designed, approved, constructed, operated, and maintained in accordance with the approved hydrogeological and private servicing reports, the Township's peer review recommendations, and any approved monitoring or mitigation program. Conventional Class 4 sewage systems shall be prohibited where such systems would not satisfy the nitrate loading, treatment performance, lot sizing, or groundwater protection assumptions relied upon in support of draft approval.

Amendment to Table 12.1 of Section 12– Hold Zones – Exceptions:

Column 1 Zone Designation	Column 2 Property/Legal Description	Column 3 Condition for Removal	Column 4 Date Enacted
C3-38 (H)	A portion of PART LOTS 142, 143 CON B FOLEY, PARTS 1 TO 14 42R22726 SUBJECT TO AN EASEMENT IN GROSS OVER PART 5 42R22726 AS IN GB42490 SUBJECT TO AN EASEMENT OVER PARTS 2, 3, 14 42R22726 AS IN RO15701 TOWNSHIP OF SEGUIN	Holding provision applies to the entire site to prevent development until the Township is satisfied that the lands can be appropriately developed. The Holding (H) symbol shall not be removed until draft plan approval has been granted, a site plan agreement has been entered into where applicable, and the hydrogeological and private servicing studies, including confirmation of adequate water supply, sewage servicing suitability, minimum lot sizes, and any required monitoring and phasing criteria, have been satisfied by a qualified professional.	July 20, 2026